

73-122-X #54 #73-122-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Towson Presbyterian Church, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a Rooming House.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

Donald B. Galloway
President, Board of Trustees
The Towson Presbyterian Church
Legal Owner
Address: Chesapeake and Highland Avenues
Towson, Maryland 21204

Towson, Maryland 21204

Protestant's Attorney

Handwritten signature
Petitioner's Attorney
208 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of September, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of November, 1972, at 2:00 o'clock.

Eugene T. Izant, Jr.
Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING

DATE March 7, 1973

BY John P. Dwyer

RE: PETITION FOR SPECIAL EX-
CEPTION
NW corner of Chesapeake and
Highland Avenues - 9th District
The Towson Presbyterian Church -
Petitioner
NO. 73-122-X (Item No. 54)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a Rooming House on property owned by the Towson Presbyterian Church, located on the northwest corner of Chesapeake and Highland Avenues. Said property is improved with a very large and attractive three story frame manse and parking area.

Reverend Robert W. Galloway, minister of the Presbyterian Church for the past 26 years, testified, in essence, as follows.

The Reverend explained that he is presently purchasing his own home, in anticipation of his retirement, and for that reason the manse is no longer used for his residence. He also stated that the church considered the manse property as a valuable asset, and intends to retain ownership.

Maintenance and upkeep having been given prime consideration, a rooming house was decided upon as being the most compatible residential use, while requiring the least amount of change.

The Reverend, having been called on by Towson State to help find rooms, had a personal knowledge of the need for student rooms in this area.

With regard to management, an experienced housemother would be provided for supervision of the guests. A screened parking area, of a sufficient size to accommodate parking for the guests, exists at the rear of the property. Reverend Galloway will also oversee the operation and will be at the church six or seven days a week.

Several area residents, members of the Southland Hills, Chestnut Hills and the West Towson Improvement Associations, appeared at the hearing in protest to the rooming house. Most residents made reference to the

down condition of the rental homes on Bosley Avenue and expressed fear that the same thing could happen at this location. Some residents felt that the conversion of the manse to a minimum of three apartments would be more acceptable to the area.

After reviewing the above testimony and visiting the site, it is the opinion of the Deputy Zoning Commissioner that a need for rooms does exist in this area, and that the existing building and grounds are ideally suited for that purpose. With certain restrictions, such a use could be both beneficial and compatible to other residential uses. Conversion of the manse to apartments is permitted as a matter of right in a D.R. 5.5 Zone and could produce a like number of persons in the dwelling without the same degree of responsibility for up keep that would become the sole responsibility incumbent on the church under a rooming house use.

The church is a substantial pillar in the community and can be expected to maintain the property in an acceptable manner provided it is an income producing asset and not a liability.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 8th day of March, 1973, that the herein Petitioned for Special Exception for a Rooming House be and the same is hereby Granter from and after the date of this Order, subject to the following restrictions:

1. The property shall be maintained in good condition at all times.
2. Competent experienced supervisory personnel such as a housemother shall be in permanent residence at the rooming house, however, overall responsibility for the management for the premises shall rest with the trustees and/or Reverend Galloway.
3. Students of Towson State College shall be given first preference on all vacancies.
4. The maximum number of rooms rented shall not exceed 12 plus one family type apartment.

ORDER RECEIVED FOR FILING

DATE March 7, 1973

BY John P. Dwyer

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DATE March 7, 1973

BY John P. Dwyer

5. There shall be no changes to the exterior of the house other than normal maintenance which may include the enclosure of the porch area provided no additional rooms are added without an additional public hearing amending this Order.
6. The existing paved parking area shall not be enlarged and shall be maintained in good condition.
7. A change of occupancy permit shall be subject to an approved site plan by the Department of Public Works, Health Department, Fire Prevention Bureau of the Baltimore County Fire Department and the Office of Planning and Zoning.

James S. Lyle
Deputy Zoning Commissioner of
Baltimore County

LAW OFFICES
COOK, MUDD, MURRAY & HOWARD
MERCANTILE-TOWSON BUILDING
408 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 823-8111
AREA CODE 301

October 19, 1972

Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Zoning Petition 73-122X
Towson Presbyterian Church

Attention: Mrs. Anderson

Dear Mrs. Anderson

Would you kindly enter my appearance as additional attorney for the Petitioner's in the above entitled case, and forward me a copy of any and all comments that are filed by various county agencies in this case.

Very truly yours,

James H. Cook
James H. Cook

JHC:rm

WHITMAN, BOYD AND ASSOCIATES, INC.

BALTIMORE, MARYLAND

August 11, 1972

ENGINEERING DESCRIPTION
SPECIAL EXCEPTION
FOR ROOMING HOUSE AT
400 HIGHLAND AVENUE

lying and being in the Ninth Election District of Baltimore County, Maryland.

BEGINNING for the same at a point formed by the intersection of the north side of Chesapeake Avenue and the west side of Highland Avenue, thence running with and binding on the said westerly side of Highland Avenue (1) North 12° 30' East, 168.33 feet; thence leaving said Highland Avenue (2) North 77° 21' West, 234.83 feet to the East side of a 15 foot alley; thence running with and binding on the East side of said 15 foot alley with the use thereof in common with others (3) South 12° 30' West, 168.33 feet to aforementioned northerly side of Chesapeake Avenue; thence running with and binding on the said northerly side of Chesapeake Avenue (4) South 77° 21' East, 234.83 feet to the point of BEGINNING.

Containing 0.907 acres of land, more or less.

Kenneth A. McCard
Kenneth A. McCard
Registration No. 197

LAW OFFICES
COOK, MUDD, MURRAY & HOWARD
MERCANTILE-TOWSON BUILDING
408 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 823-8111
AREA CODE 301

November 29, 1972

Mr. James E. Dyer
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
for Towson Presbyterian Church
#73-122-X

Dear Mr. Dyer:

Following my letter to you of November 10th which enclosed a copy of my letter to Mrs. Wallace, I received a phone message from Mrs. Wallace on November 16th indicating she would be able to meet with Reverend Galloway and me either the 20th or 21st, or some day the week of the 27th.

Inasmuch as I had already been scheduled to be out of town on the 20th and 21st, I asked my secretary to call Mrs. Wallace to set up some alternative date, and Mrs. Wallace indicated she would be back in touch with us after Thanksgiving.

On Monday morning I received the enclosed letter in the mail, which had attached to it the enclosed copy of a letter which was sent to you.

Needless to say, I am somewhat surprised that this action is taken without any discussion with us, and since we had been foreclosed from discussing it with those to whom you had suggested we should direct our attention, I hope you will not foreclose my hope with you, sometime this week, of their suggestions to you.

Respectfully yours,

James H. Cook
James H. Cook

JHC:rm
Enc.

c.c.: Reverend Robert Galloway
Mr. Donald F. Nesbitt, Jr.
Mr. Eugene T. Izant, Jr.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 20th day of September 1972.

[Signature]
Eric DiNenna
Zoning Commissioner

Petitioner: The Towson Presbyterian Church
Petitioner's Attorney: Harold R. Wilson Reviewed by: *[Signature]*
cc: James H. Cook, Esq.
409 Washington Avenue
Towson, Maryland 21204

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
TOWSON, MARYLAND 21204

Chairman

ENGINEERING
DEPARTMENT OF
PUBLIC WORKS
HEALTH DEPARTMENT
PROJECT PLANNING
PROJECT DESIGN
PROJECT CONSTRUCTION
PROJECT MAINTENANCE
PROJECT REPAIRS
PROJECT REPLACEMENT
PROJECT RECONSTRUCTION
PROJECT RENOVATION
PROJECT RESTORATION
PROJECT REUSE
PROJECT RECYCLING
PROJECT REDEMPTION
PROJECT REDEVELOPMENT
PROJECT REGENERATION
PROJECT REHABILITATION
PROJECT REPAIRS
PROJECT REPLACEMENT
PROJECT RECONSTRUCTION
PROJECT RENOVATION
PROJECT RESTORATION
PROJECT REUSE
PROJECT RECYCLING
PROJECT REDEMPTION
PROJECT REDEVELOPMENT
PROJECT REGENERATION
PROJECT REHABILITATION

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 17, 1972

Harold R. Wilson, Esq.,
208 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 54
The Towson Presbyterian Church - Petitioner

Dear Mr. Wilson:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the northwest corner of Chesapeake Avenue and Highland Avenue, in the 9th District of Baltimore County. This 0.55 property is currently improved with a very large and attractive three-story frame dwelling that is used as the manse for the Towson Presbyterian Church.

Since this Special Exception request would not involve any major changes to this site, and an adequate parking area exists in this area, this petition is accepted for filing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
John A. Dillon, Jr.
Chairman
Zoning Advisory Committee

JJD:UD

Enclosure

cc: James H. Cook, Esq.,
409 Washington Avenue
Towson, Md. 21204

**Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204**

Division of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

October 3, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #54 (1972-1973)
Property Owner: The Towson Presbyterian Church
111 W. Chesapeake Ave., W/S of Highland Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a Rooming House
District: 9th No. Acres: 0.907 acre

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Highland Avenue, an existing County street, is proposed to be further improved in the future as a 60-foot closed-type roadway cross-section on the existing 60-foot right-of-way.

Chesapeake Avenue, also an existing County street, is proposed to be further improved in the future as a 60-foot closed-type roadway cross-section on a 72-foot right-of-way.

Highway improvements including highway right-of-way widening will be required in connection with any grading or building permit application.

Campbell Lane, which is considered private and not County maintained, terminates in a dead end. Baltimore County bears no responsibility in regard to public use or maintenance of Campbell Lane as a means of ingress or egress. As a private roadway, Campbell Lane should be widened and improved within a minimum 25-foot right-of-way.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #54 (1972-1973)
Property Owner: The Towson Presbyterian Church
Page 2
October 3, 1972

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available and serving this property.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ZAM:PMH:as
cc: John Trenner
N-W Key Sheet
38 NE 1 Position Sheet
NE 10 A Topo
70A Tax Map

**Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204**

Division of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

October 12, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #54 (1972-1973)
Property Owner: The Towson Presbyterian Church
W/S Chesapeake Avenue, W/S of Highland Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a Rooming House
District: 9th No. Acres: 0.907 acre

Dear Sir:

The highway comments supplied October 3, 1972 in regard to Highland Avenue should state that it is proposed to be further improved in the future as a 60-foot closed-type roadway cross-section on the existing 60-foot right-of-way.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ZAM:PMH:as
cc: John Trenner
N-W Key Sheet
38 NE 1 Position Sheet
NE 10 A Topo
70A Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
828-7319

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. John Dillon, Acting
Zoning Advisory Committee

Re: Property Owner: The Towson Presbyterian Church

Location: N/S Chesapeake Avenue, W/S of Highland Avenue

Item No. 54

Zoning Agenda Tuesday, September 26, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *[Signature]* Noted and Approved: Deputy Chief
Planning Group, Special Inspection Division Fire Prevention Bureau

mls
4/25/72

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 20, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 54, Zoning Advisory Committee Meeting, September 19, 1972, are as follows:

Property Owner: The Towson Presbyterian Church
Location: W/S Chesapeake Ave., W/S of Highland Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a Rooming House
District: 9
No. Acres: 0.907

Since metropolitan water and sewer are available, no health hazard is indicated.

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

NVB:mn

[illegible]

James H. Cook
1840-1860



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5130

DATE 9-13-72 ACCOUNT C-662

AMOUNT 50.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Townson Pkwy Church
Townson, Md. 21204

Special Exception 50.00

989 925 13 5130

by Mr. J. B. Williams
Chairman,
Advisory Committee

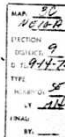
Remarks: _____
Posted by Charles M. Neal Date of return: OCT 23 1972
Signature

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: 									
Previous case: _____									

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

Proposed Number of Guests	=	12
Required Parking (1 Space per 5 Guests)	=	3
Proposed Parking	=	4



Date: September 5, 1972 Scale: 1" = 50'

